ULSTER PROPERTY SALES

### **GLENGORMLEY BRANCH**

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# 45 Archvale Park Ashgrove Road, Newtownabbey, BT36 6LL

Offers Around £184,950

We are delighted to offer for sale this attractive and well presented semi detached villa which is located in a cul de sac in a very popular residential area just off the Ashgrove Road and will ideally suit the young buyer seeking their first home.

Inside the accommodation comprises: entrance hall, lounge with attractive mock fireplace and a modern fitted kitchen / diner with built in oven & hob, integrated appliances and access to rear. There are also three bedrooms and a modern bathroom with white suite.

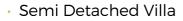
Other benefits include PVC double glazing and oil heating.

Outside there is a tarmac driveway leading to a lean to style garage sub divided into two areas, garden to front in lawn and a good size fully enclosed garden to rear in lawn with feature decking area

Early viewing recommended !!

## **45 Archvale Park** Ashgrove Road, Newtownabbey, BT36 6LL





- Fitted Kitchen / Diner
- Superb Gardens

### **ACCOMMODATION COMPRISES**

### **GROUND FLOOR**

#### **ENTRANCE HALL**

Pvc double glazed front door, wood laminate flooring, radiator

### LOUNGE

16'3" x 10'8" (4.95m" x 3.25m") Attractive mock fireplace, wood laminate flooring, radiator

### **KITCHEN / DINER**

16'8" x 10'0" (5.08m" x 3.05m") Range of high and low level units. formica worktop, stainless steel sink unit, built in oven, ceramic hob, stainless steel BATHROOM extractor fan, integrated fridge / freezer White suite comprising panelled shower & dishwasher, partly tiled walls, radiator, bath, thermostatic shower above, screen, pvc double glazed back door

### **FIRST FLOOR**





- 3 Bedrooms
- Modern White Bathroom
- Cul De Sac Position

### LANDING

Access to roofspace

### **BEDROOM 1**

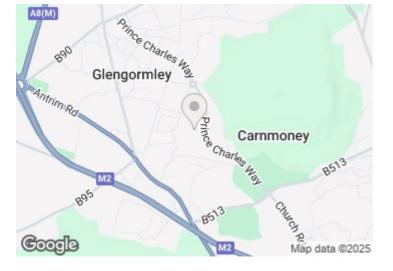
13'3" x 8'11" (4.04m" x 2.72m") Wood laminate flooring, built in wardrobe

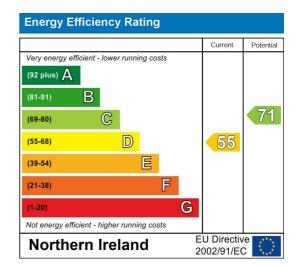
### **BEDROOM 3**

9'4" x 7'5" at widest (2.84m" x 2.26m" at widest ) Tiled floor, radiator, built in cupboard

pedestal wash hand basin. low flush wc. fully tiled walls, tiled floor, chrome heated towel radiator

#### OUTSIDE





Tarmac driveway leading to attached lean to style garage sub divided into two

Area 1 roller shutter door, light, plumbed for washing machine

Area 2 19'9" x 8'8" at widest

Lounge

plasterboarded walls, light, power, two radiators, pvc double glazed double doors to garden, acess to wc with wash hand basin

Garden to front in lawn Fully enclosed garden to rear in lawn with feature decking area,

areas

PVC Double Glazing / Oil

## **BEDROOM 2**

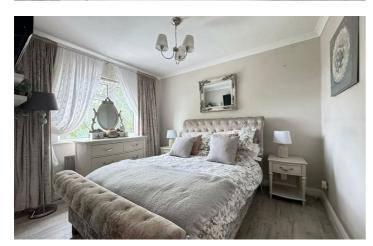
10'8" x 8'10" (3.25m" x 2.69m") Wood laminate flooring, radiator

















\*\*Please note that the any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order\*\*

Questions you may have.

WHICH MORTGAGE WILL SUIT ME BEST?

HOW MUCH DEPOSIT WITH I NEED?

WHAT ARE MY MONTHLY REPAYMENTS GOING TO BE?

To answer these and other mortgage related questions contact 02890833295. You home may be repossessed if you do not keep up your repayments on your mortgage.

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